GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

[redacted]
Building and Land Regulation Administration
Office of the Zoning Administrator

[redacted]

January 5, 2001

Mr. Al Hedin
P. N. Hoffman, Inc.
4200 Wisconsin Avenue, NW – Suite 8
Washington, DC 20016

Re: **1701 Kalorama Road, NW (Approval of Temporary Parking During Construction of Adams Morgan Parking Garage-PUD)**

Dear Mr. Hedin:

This letter will confirm the matters we discussed during our phone conversation on January 5, 2001 regarding the use of 1701 Kalorama Road, NW (the "Subject Property") for temporary public parking purposes. The Subject Property is presently being used for warehouse, storage, wood working and parking purposes.

Due the Subject Property's current uses, as well as its proximity to the proposed mixed-use development to be constructed at 2415 – 18th Street and 2328 Champlain Street, NW, the Subject Property is an appropriate location to permit public parking use during the construction of the mixed-use development. Allowing public parking on the Subject Property during the construction of the mixed-use development will mitigate parking problems in the Adams Morgan neighborhood. It is also my understanding that the construction of the mixed-use development has begun and will be staged so that the parking spaces associated with the development will be constructed and open to the public by the fall of 2001.

Due to the temporary nature of the parking and the fact that no Certificate of Occupancy (C of O) was previously issued, I am not requiring one at this time and this letter will suffice, until the project is completed. Therefore, in reliance on the above-mentioned facts, the Subject Property may be used for public parking use only during the construction of the mixed use development to be located at 2415 – 18th Street and 2328 Champlain Street, NW.

941 North Capitol Street, N.E., Suite 2000 Washington, DC 20002 Phone: (202) 442-4560 Fax: (202) 442-4571

BZA
Case No. 17095
Exhibit No. 45

Board of Zoning Adjustment
District of Columbia
CASE NO. 17095
EXHIBIT NO. 45

Should you have any additional questions or comments, please feel free to contact me at 442-4576.

Respectfully,

Michael D. Johnson
Zoning Administrator

cc: Carlynn Fuller, Interim Director
Theresa Lewis, Deputy Director
Denzil Noble, Acting BLRA Administrator
Lenny Douglas, Acting Permit Manager
Yvonne Rockett, Zoning Inspector
Gladston James, Office of Compliance
Councilmember JimGraham, Ward 4
Paul Tummons, ShawPittman Law Firm

MDJ/mdj/er
1701\mjohnson\-mapparking\legal